

KEVIN KAMENETZ
County Executive

ANDREA VAN ARSDALE, Director Department of Planning

Baltimore County Agriculture Advisory Board Meeting Minutes

MEETING: January 10, 2018 Board Meeting – 6:30 pm – 7:45 pm @ The Baltimore County Center for Maryland Agriculture, 1114 Shawan Road, Cockeysville, MD 21030

FIELD MEETING INTRODUCTION: The field meeting commenced at 2:30 pm.

Motion: Russell Berk Second: John Merryman Decision: Unanimous Approval

BOARD MEMBERS PRESENT: Gail Ensor, John Merryman, Russell Berk. Stephen Myer

MEMBERS ABSENT: Scott Welsh

OTHERS PRESENT: Wally Lippincott (Staff), Joe Wiley (Staff), Keeve Brine (Staff)

RECESS: The meeting was recessed at 2:37 pm.

MEETING RECONVENED: The meeting was reconvened at 3:12 pm.

A. Edirch Farms Inc. – 2829B Offutt Road, Randallstown 192 +/- acres

Request- Board review and recommendation for a Tenant House replacement.

DISCUSSION: The Board and staff members drove by the site to view the location of the existing trailer/location for the proposed dwelling. The Board asked staff the purpose of the trailer replacement, which Craig Rodgers indicated was intended for Marvin Smoot, an employee of 30+ years who works the mulch operation.

RECESS: The meeting was recessed at 3:27 pm.

MEETING RECONVENED: The meeting was reconvened at 4:19 pm.

B. Prigel, Robert E Sr, Carol S & Robert E Jr (03-83-14CE) – 4851 Long Green Road, Glen Arm 180.332 +/- acres

Request- Board review of agricultural-related, commercial activities.

DISCUSSION: The Board and staff members visited this property during the field meeting to view the location of the agricultural-related, commercial activities request. Landowners, Robert (Bob) Prigel and Mandy Prigel, met the Board onsite. Mr. Prigel gave a brief background of the property and creamery operation. Mr. Prigel continued to explain that the proposal for carry-out soups and sandwiches would provide much needed income during the winter months when ice cream sales dropped significantly.

RECESS: The field meeting was recessed at 4:47 pm.

MEETING RECONVENED: The meeting was reconvened at 5:06 pm.

C. Wilhelmsen, Hans Jr. (03-06-09) – 13729 Jarrettsville Pike, Phoenix 57.419+/-acres

<u>Request-</u> Board review of request for an unrestricted lot exclusion.

DISCUSSION: The Board and staff members visited this property during the field meeting to view the location of the proposed unrestricted lot on the property. Mr. Wilhelmsen met the Board on-site and showed the Board the approximate location of the lot. Mr. Wilhelmsen explained that the three dwellings on the site have been occupied by the same tenants for the previous 20 years. Mr. Wilhelmsen stated that existing wells on the neighboring properties influenced the proposed location of the new lot. Mr. Wilhelmsen indicated that the property is grow hay. The presence of Conrad's Crab company trucks raised the board's concerns during the site visit, and therefore, are requesting clarification on this discovery.

RECESS: The field meeting was recessed at 5:25 pm.

BOARD MEETING AT THE BALTIMORE COUNTY CENTER FOR MARYLAND AGRICULTURE

BOARD MEMBERS PRESENT: John Merryman, Scott Welsh, Stephen Myer, Gail Ensor, Russell Berk

OTHERS PRESENT: Wally Lippincott (Staff), Joe Wiley (Staff), Keeve Brine (Staff), Vernon Hilse (landowner), Jeff Hilse (landowner), Bruce E. Doak (surveyor), Ed Covahey (attorney)

INTRODUCTION: The meeting was opened at 6:34 pm by Gail Ensor.

I. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

A. Hilse, Vernon (04-06) – 2213 Traceys Store Road, Parkton 64.921+/- acres Request- Board review of requested support for a release of 0.7 acres.

<u>Background:</u> The Board previously recommended to table this issue until further notice at the March 8, 2017 board meeting due to legal uncertainties. In summary, the Hilse family is requesting the Boards review of support for a release of 0.7 acres (of which is and has never been used for agriculture) on the property located at 2213 Traceys Store Road, in Parkton. The owner of the 64 acre farm, Vernon Hilse, agrees to convey the 0.7 portion of his property under Agricultural easement to his son, Jeff Hilse. The 0.7 acre area lies to the south of the 1.4 acre lot that Jeff Hilse owns and residents on. Mr. Jeff Hilse feels that the 0.7 parcel in which he wishes to be conveyed unto him will provide a buffer area from the farming operation to his residence. (See attached map).

DISCUSSION: Wally Lippincott (Staff) gave an overview of the initial request from March 2017 and provided a review of follow-up meeting with the County attorney and land acquisition office. The County from that meeting recommended a minor lot line adjustment with the value of the land determined by appraisal for reimbursement to the County. A new proposal was presented by Bruce Doak (surveyor) and Ed Covahey (attorney) representing the Hilses and an extensive discussion ensued. The new proposal included a lot line adjustment, which in fact would be a subdividision, of the 0.7 acres from 2213 Traceys Store Road while keeping both parcels subject to the land preservation easement (while under different ownership). As incentive, Bruce Doak proposed the addition of 0.2 acres of farmable land, to the north of the 1.4 acre lot owned by Jeff Hilse, to the easement. Wally Lippincott countered with the language found in the Deed of Easement, which essentially states that subdivision shall not be granted for residential purposes. In addition, the County would not want to be responsible in track and inspect a separate small parcel under easement in that scenario.

Motion: The Board recommends a lot line adjustment to release 0.7 acres from the easement with no County reimbursement required, the addition of 0.2 acres to the easement, and the addition of a deed restriction to the language of Jeff Hilse's Deed that the released land be "non-subdividable" subject to the approval of Baltimore County Office of Law via an addendum or confirmatory deed.

Motion by: John Merryman Second by: Russell Berk

Decision: Unanimous Approval

II. APPROVAL OF MINUTES/ADDITION OR DELETION OF AGENDA ITEMS:

A. Approval of Minutes of: November 8, 2017

Motion: To approve minutes of November 8, 2017.

Motion by: Steve Myer Second by: Scott Welsh

Decision: Unanimous Approval

B. Addition or Deletion of Agenda Items.

None.

III. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

A. Prigel, Robert E Sr, Carol S & Robert E Jr (03-83-14CE)–4851 Long Green Road, Glen Arm 180.332+/- acres Request- Board review of agricultural-related, commercial activities.

Background: The Prigels are requesting Board review and consideration for a proposal to add simple soups and sandwiches to their menu. The majority of the products will be sourced from their farm. Food preparation will be done in a rented local kitchen. These products will be sold as "carry out" at their retail location due to seating limitations.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request.

Motion: The Board recommends approval of agricultural-related, commercial activities.

Motion by: John Merryman Second by: Russell Berk

Decision: Unanimous Approval

B. Wilhelmsen, Hans Jr. (03-06-09) – 13729 Jarrettsville Pike, Phoenix 57.419+/- acres

Request- Board review of request for an unrestricted lot exclusion.

Background: Mr. Wilhelmsen (landowner) is requesting Board review and consideration of an unrestricted lot exclusion. The landowner would like to subdivide 1.0 acre. The property is used to grow hay. There are three dwellings on this property: a main house, tenant house, and trailer. According to Mr. Wilhelmsen, the dwellings are all occupied by tenants that have been there for the previous 20 years. Plan provided at meeting.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. The board discussed, in detail, Mr. Wilhelmsen's statements regarding existing wells on the neighboring properties influencing the proposed location of the lot. The presence of Conrad's Crab company trucks raised the board's concerns during the site visit, and therefore, are requesting clarification on this discovery.

Motion: The Board recommends approval of request for an unrestricted lot exclusion request at location shown.

Motion by: Steve Myer Second by: Russell Berk

Decision: Unanimous Approval

IV. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

A. Edrich Farms Inc. – 2829B Offutt Road, Randallstown 192 +/- acres

Request- Board Review and Recommendation for a Tenant House replacement.

Background: Edrich Farms Inc. is requesting the approval of a Tenant House replacement of one existing trailer with a house. The Edrich Farm operation entails, but is not limited to, soybean, hay, straw and corn crops; two lumber mills and waste recycling.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. The Board found the request to be a legitimate farm-use.

Motion: The Board recommends to accept the replacement of one existing trailer with a house.

Motion by: Russell Berk Second by: Scott Welsh

Decision: Unanimous Approval

V. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

A. MALPF FY19 APPLICATION ANNOUNCEMENT/DISCUSSION

B. MALPF FY17 INFORMATION ON EASEMENT OFFERS AND SETTLEMENTS

VI. FUTURE MEETING DATES

The next scheduled meeting date is February 14, 2018.

VII. ADJOURNMENT

Motion: To Adjourn the Board meeting (@ 7:44pm)

Motion by: Scott Welsh Second by: Steve Myer

Decision: Unanimous Approval